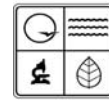


# Kansas City Terminal Railway Phoenix Award 2003

Southwest Boulevard, Kansas City



Missouri  
Department of  
Natural Resources

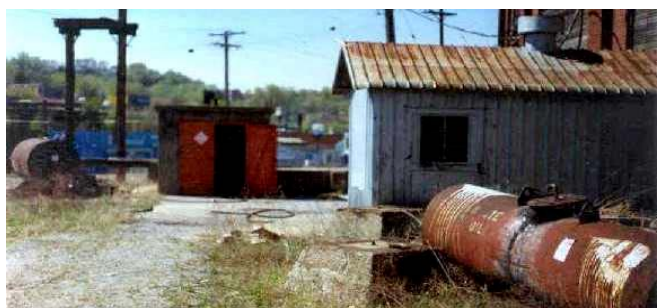
## BACKGROUND

The 22-acre former rail yard, constructed around 1914 and located in the heart of a historically Hispanic neighborhood, was used for servicing passenger coaches and locomotives from Union Station since the turn of the 20th century. Union Station hosted 80,000 trains per year at its peak. The trains were serviced at the Southwest Boulevard facility. The site was abandoned in the 1970s. Recognizing the rail yard as a key redevelopment site, the Hispanic Economic Development Corporation (HEDC) purchased the property from Kansas City Terminal Railway and enrolled the site in the Brownfields/Voluntary Cleanup Program.



## CONTAMINANTS

Cleanup appeared to be a simple matter of lead paint, asbestos and underground storage tanks. In 1999, however, widespread arsenic contamination was discovered throughout the rail yard. This contamination may have resulted from vast quantities of coal cinders used as fill material. HEDC did not have the funds to further investigate and clean up the site. In 2000, DST Realty Inc., a subsidiary of DST Systems Inc., acquired a controlling interest in the business park from, and teamed up with, HEDC to clean up the property.



## ASSISTANCE

Development of the Westside Business Park was approved for \$900,000 in Brownfields State Remediation Tax Credits, a \$100,000 Due Diligence Grant, \$4 million in State Historic Restoration Tax Credits, \$7.1 million in HUD Section 8 Loans and an equal amount of Matching Economic Development Incentive Grants, and \$1.8 million in commercial loans.

## PROTECTION

60,000 cubic yards of contaminated soil and cinders were removed from the rail yard.

## INVESTMENT AND RESULTS

The cost of remediation was \$2.3 million, and new infrastructure cost was \$38.2 million. Over 600 jobs have been created. Market and assessed values of the property have increased over 576 percent.

## TIMELINE

Application Received: 12 March 1997  
Remediation Started: 1 March 1999  
Main Site Remediation Completed: 6 December 2000  
Main Site Completion Certificate: 15 April 2002

## REDEVELOPMENT SUMMARY

DST Output is now the primary tenant of the Westside Business Park, which includes 110,000 square feet of new light industrial space together with approximately 65,000 square feet of back office operations in the renovated roundhouse buildings on the property.

Chicago & Great Western Baggage Car #6, originally manufactured in 1929 by Pullman, has been purchased by DST Realty, restored and is now on display at the roundhouse turntable

